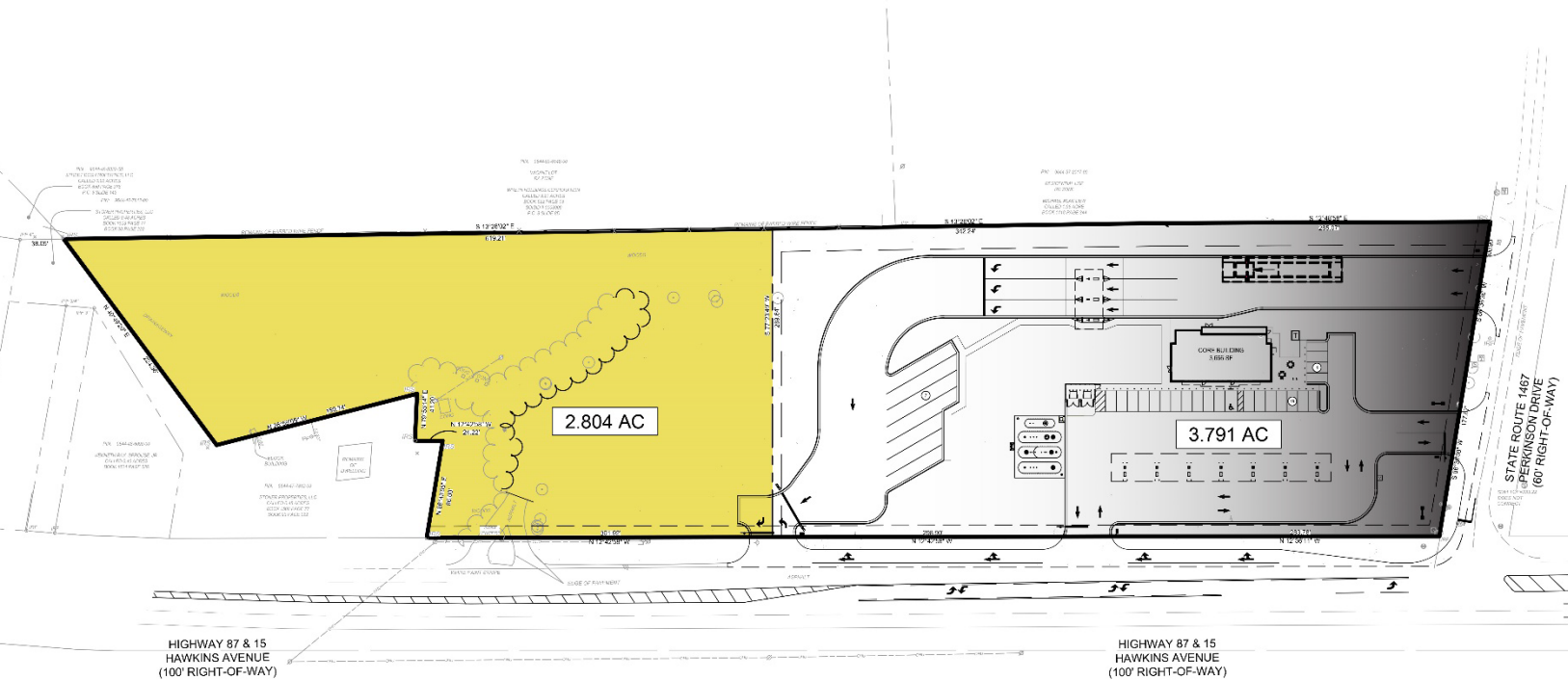


FOR SALE

+/- 2.804 Acres

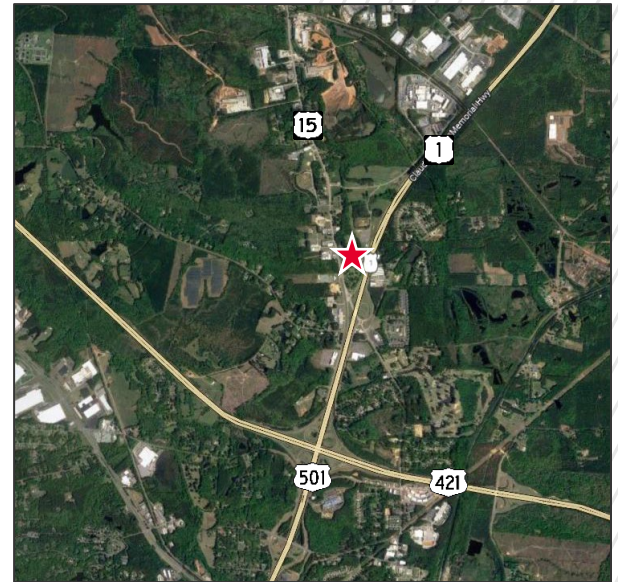
**3114 Hawkins Avenue
Sanford, NC 27330**



PROPERTY HIGHLIGHTS

Development opportunity in quickly growing Sanford, NC less than a one-hour drive from Raleigh, NC. Level and recently cleared lot adjacent to a recently constructed convenience store.

BUILDING SF	Finished Lot	SIGNAGE TYPE	n/a
LAND SF	122,142	1-MILE (POP.)	1,748
YEAR BUILT	n/a	3-MILE (POP.)	8,682
PARKING	n/a	MED. INCOME	\$73,345
TRAFFIC COUNTS	15,536 VPD	SPACE USE	Retail / Commercial



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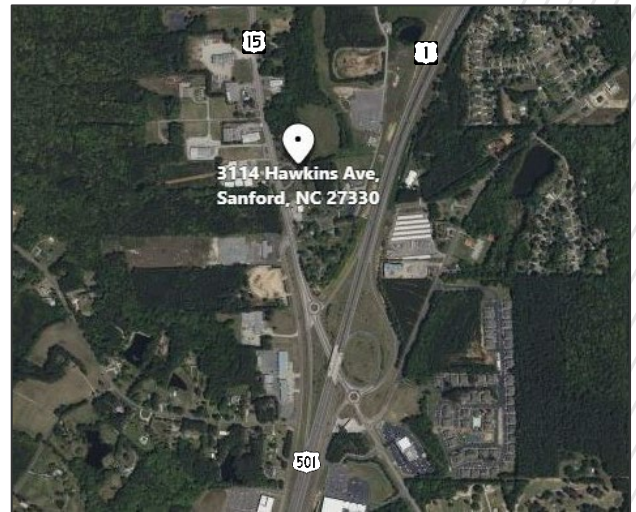
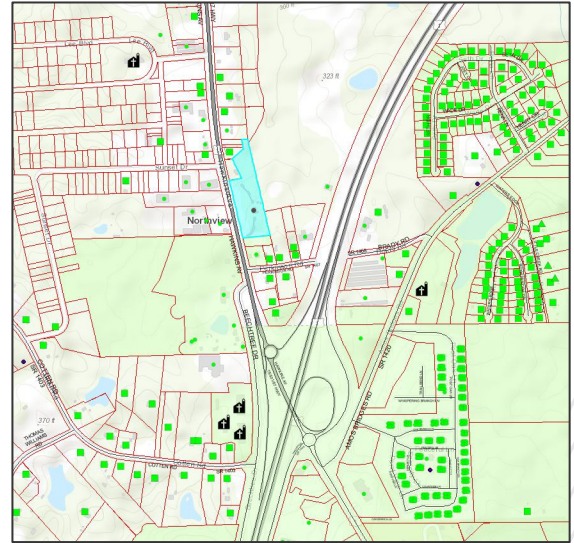


AREA INFORMATION

Surrounding amenities include Food Lion, Planet Fitness and the Sanford Golf Course. Sanford is experiencing strong growth with both residential and industrial development. Area employers include Pfizer Pharmaceutical, Caterpillar, Walmart and Coty.

LEGAL INFORMATION

TAX PARCEL ID	Portion of 9644-47-8582-00
2022 RE TAXES	TBD
ZONING	HC- Highway Commercial District



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores.

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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